

## **HOME INSPECTOR LICENSING ADVISORY BOARD MEETING MINUTES**

DATE: October 22, 2009

PLACE: The Double Tree at SeaTac  
18740 International Blvd Olympic Rm 1  
Seattle, WA 98188-4001

CALL TO ORDER: 9:30 AM

ATTENDANCE: Board- David Pioli; William Meyer; Bruce MacKintosh, Chair; Deb Wenneman; Stephen Cancler; Steven Smith; Michael O'Handley  
DOL Staff- Rhonda Myers, Home Inspector Program Manager; Jerry McDonald, Acting Real Estate Administrator

### **A. Approval of Agenda**

### **B. Approval of Minutes from August 18, 2009 board meeting**

### **C. Public Comments**

Bob Klewitz expressed concern about fundamentals instructor qualifications and standards of practice. Klewitz provided emails for reference.

Stan Livingston expressed concern about fundamentals instructor qualifications.

Pat Knight expressed concern about approval of supplemental course rules.

Rhonda Myers clarified the definition and purpose of supplemental courses.

### **D. Third party inspectors employed by home builders**

Information was discussed regarding warrantee, home orientation, and builder quality control inspections.

Suggestion was made to allow further discussion by the Changing Business Practices Subcommittee.

### **E. Minimum qualifications for instructors**

William Meyer discussed introducing minimum qualifications for fundamentals education instructors.

Suggestion was made to allow further discussion by listserv

**F. Class sign in/out sheets for continuing education courses**

William Meyer suggested that full day courses be signed in twice for credit; half day be signed once for credit.

A motion was introduced as ([WAC 308-408B-110](#) (d)) "Class sign-in sheets shall be required by the education provider for each module, track, or class offered. A student shall be required to sign-in to receive continuing education credit."

Motion approved.

**G. Status of board members whose terms have expired/status of decisions made by the existing board**

Jerry McDonald introduced an email from the Governor's office. The Governor's office stated all board members may continue to serve on the licensing advisory board regardless of their expiration until the governor takes action to eliminate boards or entertain appointing new board members.

**H. Prorates for initial license fee**

Jerry McDonald discussed prorating licensing fees. McDonald informed the board that the home inspector licensing bill does not allow prorating. McDonald informed the board that revenue from projected 745 licensees will not fund the home inspector program and that prorating would require reallocation of funds for staff salary and overhead costs.

Suggestion was made to allow further discussion by the Education Subcommittee.

**I. Prorating for continuing education**

Rhonda Myers discussed that home inspector WACs ([WAC 308-408A-110](#)) will not allow prorating continuing education.

Suggestion was made to allow further discussion by the Education Subcommittee.

**J. Check with Dan Suomi, Department of Agriculture – ICN numbers – are they still necessary for home inspection reports**

Rhonda Myers reported that she checked with Dan Suomi regarding ICN numbers. Suomi stated that he is still using ICN numbers for pest inspectors. Home inspectors who include structural pest inspections in their home inspection reports must comply with WSDA standards and continue using ICNs when applicable.

**K. Area mentoring for new inspectors**

William Meyer discussed whether the DOL website would include a list of experienced inspectors willing to mentor new inspectors.

Rhonda Myers reported that only two inspectors have expressed willingness to volunteer for mentoring. Myers stated that DOL does not have the ability to

provide a referral service for mentoring because the agency cannot endorse any specific inspector or allow advertising for specific inspectors. Myers is giving information about mentoring by request, but not an endorsement.

**L. Supplemental course update**

Rhonda Myers reported that The Code Reviser's office changed the headings on the proposed wordings and that the initial hearing needs to be rescheduled under the Code Reviser's schedule for a new date. It will be posted to the LISTSERV when the new hearing date has been established.

**M. "A licensed home inspector is not liable to a person for damages that arise from an act or omission relating to a home inspection if the person is not a party to the contract under which the home inspection is conducted."**

Michael O'Handley presented the board with information regarding a home inspector being sued for tortious interference.

**N. Other Business**

- Abbreviated Inspections for relocation companies  
William Meyer presented information for discussion about abbreviated inspection for relocation companies and the comparison to home inspection reports.  
Suggestion was made to allow further discussion by the Changing Business Practices Subcommittee.

**O. Adjourn**      1:05 PM

Submitted,

Jerry McDonald, Acting Administrator